

Homeowners meeting September 20th 2023

Attendance: Leona Larsen, Joyce Crause, Robert Kuder, Dale Larsson(Board), Kristin Holliday(Board), Peggy Woffinden, Kent Woffinden(Board), Rich Wells(TPM) Dane Larson(Liona's Son) Carlos Carvajal(Board), Jed Andersen(Board), Melissa East(Board), Jade Henderson, Randy Later(Board)

Open Forum:

Robert Kuder Had his own tree cut down. What is the board doing about the growth of the other trees in the complex. They are all overgrown. Will get a bid to have the trees looked at in the fall. Bids were expensive that came in before.

Follow through on completion of door painting. Notice has been sent that if not taken care of the association will take care of and add to monthly statement. We will then need to do a walk through again after October Meeting.

Dane Larson Had questions about the home when the second fire had taken place. His mother's place was one of the units burned. Wondered about the sale of the property where the fire started and what could be done to move the rebuilt project along. Check on what it would take to build just one unit and wait for the other unit to be ready to be built. The things are now in the hands of the lawyers and will have to be patient until resolved. It was talked about another house that burned down in the community and how it took more than a year to get it rebuilt. Try to move as fast as possible. .

The income statements for the association were included. The biggest bill is still the cable bill which will end in 2024 when they go to streaming. The pavilion went up in value. There are some defaults. The delinquency report showed 203 out of the 206 units are paying on time.

Quotes for lawn care and snow removal should be in to review by next meeting in October 2023

There was a discussion on a rental cap for the number of units in the project. Some think there was one at one time but no one could find the detail. It states that in order to change the bylaws a notice would have to be given and we would need a majority of the the homeowners to respond in favor. Carlos and Kent were assigned to do a test sample of the homeowners to see if it would be worth the effort to get the lawyer involved and have the meeting. They will report at the next meeting.

Snow removal was talked about and a map was given of all the parking areas in Somerset to decide which areas could be used for snow removal if necessary. A copy of the map is attached. It was decided that the parking area notated as 10 and 12 would have some of the parking stalls used for this purpose with parking area 1 and 2 as backup. Melissa mentioned that the snow removal in front of the east gate makes it hard for home owners to get out of their drive ways. Putting snow in front of the west gate is not a problem because there are no homeowners who driveways go out to that road. What can be done about the snow put inside of the east gate. Should it be piled on the common area?

Because there is less parking in the east end of the project it is hard to use the available parking areas for snow removal. Snow signs can be made as needed for snow removal parking stalls.

The units from the first fire have responded and they are still trying to get the insurance to work with them on rebuilding. The insurance company says they did not tell them they were renting the unit. Hopefully progress can be started on that unit.

The board members positions were talked about after the last meeting. It was decided that Dale Larsson would assume the role as treasurer and Kent Woffinden would take the role as Secretary. They were nominated and voted to those positions by the board. Carlos will help taking the minutes of the meeting when Kent cannot be there

Melissa East gave her resignation to the board. We thank her for her service but she has some family issues that need her attention at this time. Her resignation was accepted by the President Jed Anderson. Melissa turned over the information she had to Kristin and Jed. There was another person who ran for the board at the annual meeting and they could be contacted to see if they are still interested.

Follow up items:

1. Tree trimming-bids and completion
2. Sample vote for rental cap by Carlos and Kent
3. New board member - Can we contact person who ran in June
4. Signs for snow removal spots when needed
5. Snow removal for east gate. Cannot be inside the east gate
6. Bids for lawn care and snow removal
7. Walk about for completion of painting and garage repair
8. New names on CD's at Deseret Federal. Mountain America has Dale and Kent's name on the CD's. They need to be renewed in November 2023. The rate for Mountain America is up to 5.5 percent currently. The six month rate is higher than the yearly rate but might want to lock in the percent for a longer period of time.

Next meeting on October 18th at 7:00. Will decide on place as time nears. Could be too cold to meet at pavilion.

Kent will be absent at this meeting. His grandson will be married in Arizona on the 19th and he will be on the road on the 18th. Could possible get on if there is a connection. Carlos has agreed to take the minutes.